

DODGE COUNTY TAXATION COMMITTEE

April 14, 2015, 8:30 A.M.

ROOM 4C DODGE COUNTY ADMINISTRATION BUILDING
JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 8:30 a.m.

Members present: Jeff Berres, Ed Nelson, Rodger Mattson, and Dennis R. Schmidt (alternate member).

Members absent: None.

Others present: Patti K. Hilker, Treasurer (Patti Hilker); John F. Corey, Corporation Counsel (John Corey); James E. Mielke, County Administrator; and, Cruz Torres.

A motion was made by Nelson, and seconded by Mattson to approve the agenda and to allow the Chairman to go out of order as needed to efficiently conduct the meeting. Motion carried.

A motion was made by Mattson, and seconded by Nelson to approve the March 30, 2015 minutes as presented. Motion carried.

A motion was made by Mattson, and seconded by Nelson to approve the March 31, 2015 minutes as presented. Motion carried.

The Committee considered and discussed a potential offer to purchase Lot 7 of the Plat of Monarch Development, in the City of Beaver Dam, reportedly to be made soon by the City of Beaver Dam.

The Committee reviewed, considered, and discussed a proposed bid form and attachments thereto, to be used by bidders who will make bids for the purchase of In Rem properties to which Dodge County has taken title. A motion was made by Mattson, and seconded by Nelson to approve the proposed bid form and attachments thereto, for use by bidders who will make bids for the purchase of In Rem properties to which Dodge County has taken title. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 024-1016-0444-030 has been assigned, located in the Town of Hustisford, and owned by Roberta J. Klos and Christopher A. Hauser.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 034-1115-3044-013 has been assigned, located in the Town of Oak Grove, and formerly owned by Diane F. White and William A. White, III, and now owned by Dodge County. It is the consensus of the Committee to authorize and direct Patti Hilker to make arrangements with Selene Finance, L.P., to pay unpaid delinquent taxes, interest, penalties, and all other county charges that are liens on this parcel of real estate, and to then authorize and direct John Corey to make a motion to the Dodge County Circuit Court to vacate the Judgment of Foreclosure of Tax Lien that the Dodge County Circuit Court recently made and entered in favor of Dodge County and against this parcel of real estate.

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The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 038-1017-2034-013 has been assigned, located in the Town of Rubicon, and formerly owned by Otto Schuett and Arthur Schuett, and now owned by Dodge County, and a parcel of real estate to which Dodge County Parcel Identification Number 038-1017-2034-014 has been assigned, located in the Town of Rubicon, and formerly owned by an unknown owner, and now owned by Dodge County.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 136-1016-0942-077 has been assigned, located in the Village of Hustisford, and owned by G&D Car Wash, LLC. A motion was made by Mattson, and seconded by Nelson to proceed with foreclosure of this parcel of real estate, and after Dodge County has acquired title to this parcel of real estate, to list this parcel of real estate for sale on the Wisconsin Surplus Online Auction website, with a minimum bid amount of \$50,000. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 141-1116-2512-041 has been assigned, located in the Village of Iron Ridge, and formerly owned by Phyllis Lee and George E. Lee, Jr., and now owned by Dodge County. A motion was made by Mattson, and seconded by Nelson to sell this parcel of real estate to the Village of Iron Ridge at a purchase price of \$4,502.41, to convey this parcel of real estate to the Village of Iron Ridge by Quit Claim Deed, and to require the Village of Iron Ridge to pay the \$30.00 fee to record the Quit Claim Deed. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 176-1213-0632-004 has been assigned, located in the Village of Randolph, and owned by KPA Investments, LLC, and a parcel of real estate to which Dodge County Parcel Identification Number 176-1213-0632-006 has been assigned, located in the Village of Randolph, and owned by KPA Investments, LLC. A motion was made by Mattson, and seconded by Nelson to not take title to these properties at this time, and to reevaluate this decision to not take title to these properties at this time at the meeting of the Taxation Committee that will take place in September of 2015. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1114-0421-010 has been assigned, located in the City of Beaver Dam, and owned by Cruz A. Torres. A motion was made by Mattson, and seconded by Nelson to (1) allow Mr. Torres to pay the 2011 delinquent taxes, interest, and penalties in the amount of \$2,765.74, in full by not later than April 24, 2015, at 4:00 p.m., and to (2) allow Mr. Torres to pay the 2012 and 2013 delinquent taxes, interest, and penalties in full by not later than September 1, 2015, according to a payment schedule to be established by Patti Hilker and Mr. Torres, and, in the event that Mr. Torres fails to pay the 2011 delinquent taxes, interest, and penalties in full by not later than April 24, 2015, at 4:00 p.m., or in the event that Mr. Torres fails to pay the 2012 and 2013 delinquent taxes, interest, and penalties in full by not later than September 1, 2015, according to a payment schedule to be established by Patti Hilker and Mr. Torres, then, in that event, Patti Hilker shall immediately so inform the Committee. Motion carried.

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The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 292-1315-0541-123 has been assigned, located in the City of Waupun, owned by P. H. Kelly and Laura Kelly. A motion was made by Mattson, and seconded by Nelson to take title to this property and to establish an appraised value of \$150.00. Motion carried.

A motion was made by Mattson, and seconded by Nelson to direct John Corey to apply to the Court for judgment ordering and adjudging that Dodge County is vested with an estate in fee simple absolute in the parcel of property to which Dodge County Parcel Identification Number 292-1315-0541-123 has been assigned. Motion carried.

The Committee considered and discussed authorizing and directing the Dodge County Treasurer to advertise the 2015 In Rem properties and unsold In Rem properties from prior years that have not been redeemed, and to which Dodge County will take title, and unsold In Rem properties from prior years to which Dodge County has taken title. A motion was made by Nelson, and seconded by Mattson to authorize and direct the Dodge County Treasurer to advertise the 2015 In Rem properties and unsold In Rem properties from prior years to which Dodge County has taken title. Motion carried.

The Committee considered and discussed authorizing and directing John Corey to commence and prosecute eviction actions against former owners and occupants of the parcels of real estate to which the following Dodge County Parcel Identification Numbers have been assigned: 006-1215-1641-025, 143-1216-1011-016, 206-1214-2843-001, 206-1214-3334-007, 206-1214-3341-093, 226-1313-3511-003, 251-1216-2321-091, and 291-0915-3343-124.

A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1641-025 has been assigned, located in the Town of Burnett, formerly owned by Larry G. DeVries, and now owned by Dodge County. Motion carried.

A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 143-1216-1011-016 has been assigned, located in the Village of Kekoskee, formerly owned by Dean Bonack, Denise Gourlie, Dale Bonack, and Lee Bonack, and now owned by Dodge County. Motion carried.

A motion was made by Mattson, and seconded by Nelson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-2843-001 has been assigned, located in the City of Beaver Dam, formerly owned by Jay Vockroth, and now owned by Dodge County. Motion carried.

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A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-3334-007 has been assigned, located in the City of Beaver Dam, formerly owned by William G. Maleck, and now owned by Dodge County. Motion carried.

A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-3341-093 has been assigned, located in the City of Beaver Dam, formerly owned by Charlotte Vandenburg, and now owned by Dodge County. Motion carried.

A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 226-1313-3511-003 has been assigned, located in the City of Fox Lake, formerly owned by Brandon Babcock, and now owned by Dodge County. Motion carried.

A motion was made by Nelson, and seconded by Mattson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 251-1216-2321-091 has been assigned, located in the City of Mayville, formerly owned by Duane A. Dirks, and now owned by Dodge County. Motion carried.

A motion was made by Mattson, and seconded by Nelson to authorize and direct John Corey to commence and prosecute an eviction action against the former owners and the occupants of a parcel of real estate to which Dodge County Parcel Identification Number 291-0915-3343-124 has been assigned, located in the City of Watertown, formerly owned by 210 E. Green Street Trust, and now owned by Dodge County. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 291-0915-3324-017 has been assigned, located in the City of Watertown, formerly owned by Investment Property Consultants, and now owned by Dodge County. A motion was made by Mattson, and seconded by Nelson to grant to Investment Property Consultants, LLC, the right to repurchase this parcel of real estate to which Dodge County has taken title through delinquent tax enforcement collections, by payment of all delinquent taxes, together with interest thereon to the date of payment, a prorata share of the costs of the proceedings and an additional sum equal to 10 per cent of the delinquent taxes and, in the event that Investment Property Consultants, LLC, will exercise this right to repurchase, Dodge County shall convey the parcel of real estate to Investment Property Consultants, LLC, by Quit Claim Deed. Motion carried.

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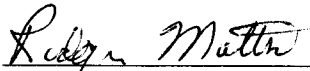
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John Corey gave a status report of the former MetalFab property.

The next meeting of the Taxation Committee is scheduled for Thursday, May 14, 2015, at 8:30 a.m. in Room 1A of the Dodge County Administration Building.

A motion was made by Mattson, and seconded by Nelson to adjourn the meeting at 9:53 a.m. Motion carried.



Rodger Mattson, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.